

COUNCIL COMING ATTRACTIONS



Week of September 10, 2018

Beltway & I-270 Managed Lanes Study, Ten-Year Water and Sewer Plan, Moderately Priced Housing, Accessory Housing, Solar Power & More



Council Coming Attractions is a summary of some of the issues before the Council. All Council staff reports and additional information on each item scheduled for Council or Committee review can be viewed at:

<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

The Council meeting schedule may change from time to time. The current Council and Committee agendas can also be viewed at:

<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

The Council meeting will begin at 9:30 a.m. on Tuesday, September 11.

COUNCIL

I-495 & I-270 Managed Lanes Study

On Tuesday, September 11 at 9:45 a.m. the Council will receive a briefing on the I-495 and I-270 Managed Lanes Study. The goal of this briefing is to review the alternatives developed to date with Planning Board and County Department of Transportation staffers. In 2017, Governor Larry Hogan announced a proposal to add four express toll lanes to the Beltway and I-270. This spring, the Maryland Department of Transportation (MDOT) began the [I-495 and I-270 Managed Lanes Study](#) to evaluate various forms of widening and transit improvements. MDOT is hosting [public workshops](#) for the proposed changes and has released [proposed alternatives](#) for the highways. Most of the alternatives involve road widening; however, two involve solely transit and one includes a

transportation demand management (TDM) approach. TDM focuses on understanding how people use infrastructure and helping them use it better.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_3.pdf



Resolution to Approve 2017-2026 Ten-Year Comprehensive Water Supply and Sewerage Systems Plan

The Council also will review the Resolution to Approve the 2017-2026 Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (Water and Sewer Plan). In Maryland, the planning and coordination for sanitary services are delegated from the state to county governments. Montgomery County government addresses this responsibility through the Water and Sewer Plan. The Water and Sewer Plan ensures that existing and future water supply and wastewater disposal needs are coordinated in a manner that: is timely and cost-effective; is well integrated with land use planning efforts; protects the health, safety and welfare of residents, businesses and institutions; protects the quality of the environmental resources of the county, the state and the Chesapeake Bay region; and helps to improve the quality of the environmental resources of the county, state and region. Those expected to attend the Council meeting include: Stan Edwards, Chief, Environmental Policy and Compliance, Department of Environmental Protection (DEP); Alan Soukup, Senior Planner, Water and Wastewater Policy Group, DEP; Heidi Benham, Manager, Well and Septic Section, Department of Permitting Services (DPS). Katherine Nelson and Fred Boyd from the Montgomery County Planning Department have also been invited to participate in the Council meeting.

The Transportation, Infrastructure, Energy & Environment (T&E) Committee took no formal vote on the Water and Sewer Plan but reached consensus on numerous issues as described in the Council staff report. A Council vote on the Water and Sewer Plan is tentatively scheduled for September 18.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_4.pdf

PUBLIC HEARINGS

On September 11 starting at 1:30 p.m., the Council will hold several public hearings.



Zoning Text Amendment 18-06, Moderately Priced Dwelling Unit (MPDU) - Bonus Density

Goal: To reduce barriers to creating more affordable housing.

Lead sponsors: Councilmembers Nancy Floreen and George Leventhal and Council President Hans Riemer

Committee meeting: The Planning, Housing and Economic Development (PHED) Committee meeting is tentatively scheduled for September 20 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_6.pdf



Zoning Text Amendment 18-07, Accessory Residential Uses – Accessory Apartments

Goal: To streamline the process to create more affordable housing options.

Lead sponsors: Councilmembers Nancy Floreen and George Leventhal, Council President Hans Riemer and Councilmember Roger Berliner

Committee meeting: The PHED Committee meeting is tentatively scheduled for September 24 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_7.pdf



Zoning Text Amendment 18-08, Site Plan Amendment - Solar Collection Systems

Goal: To make it easier to install a solar collection system on any pre-existing impervious surface.

Lead sponsor: Councilmember Tom Hucker

Committee meeting: The PHED Committee meeting is tentatively scheduled for September 13 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_8.pdf



Zoning Text Amendment 18-09, Landscape Contractors - Rural Cluster Zone

Goal: To allow landscape contractors to be a permitted use under certain circumstances.

Lead sponsors: Councilmembers Tom Hucker and Nancy Floreen

Committee meeting: The PHED Committee meeting is tentatively scheduled for September 13 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_9.pdf



Bill 26-18, Landlord-Tenant Relations - Accessory Apartment Licensing

Goal: To streamline the approval process for accessory apartments to meet the primary goal of ZTA 18-07, which is to streamline the process for creating these types of affordable housing units.

Lead sponsors: The PHED Committee

Committee meeting: The PHED Committee meeting is tentatively scheduled for September 24 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_10.pdf



Expedited Bill 27-18, Taxation - Development Impact Tax Credits and Local Area Transportation Review Mitigation Payments

Goal: To increase the incentive for owners to implement transportation improvements concurrent with development activity instead of paying fees to the County for public implementation of the improvements. Expedited Bill 28-17 would allow owners to receive credit against their impact tax liability to the extent of their financial investment at locations listed and improved in a Local Area Transportation Improvement Program (LATIP) or Unified Mobility Program (UMP) if the amount of investment exceeds their LATIP or UMP fees.

Lead sponsors: Council President Hans Riemer, at the request of the County Executive

Committee meeting: The PHED Committee meeting is tentatively scheduled for September 24 at 9:30 a.m.

Council staff report:

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2018/180911/20180911_11.pdf

COMMITTEE



Zoning Text Amendment 18-08, Site Plan Amendment - Solar Collection Systems

On September 13 at 9:30 a.m. the PHED Committee will meet to review ZTA 18-08. Councilmember Tom Hucker is the lead sponsor. ZTA 18-08 would allow a solar collection system on any pre-existing impervious surface without amending a previously-approved site plan. As an accessory use, solar collection systems also could be allowed on sites with non-residential uses without a site plan amendment. In such circumstances, any minimum open space requirements must be retained, excluding the area used for the solar collection system. The Council staff report will be available on September 11.



ZTA 18-09, Landscape Contractors - Rural Cluster Zone

The PHED Committee also will review ZTA 18-09. Councilmembers Tom Hucker and Nancy Floreen are the lead sponsors. ZTA 18-09 would amend the definition of landscape contractors. It also would allow landscape contractors existing before October 31, 2014 in the Rural Cluster Zone to be a permitted use under certain circumstances. Last year, Councilmembers Tom Hucker and Nancy Floreen asked the Planning Department to examine land uses and activities in the Burtonsville area. The planning director responded to that request on May 16. A master plan amendment was not recommended because the only logical outcome of such an amendment would be the reaffirmation of the existing zones. The director suggested that, “a narrowly targeted zoning text amendment may be the only appropriate way to resolve inconsistencies among land uses along Sandy Spring Road.” ZTA 18-09 responds to this recommendation. The Council staff report will be available on September 11.



Circuit Court Data Migration Needs for Electronic Courts (MDEC)

On September 13 at 2 p.m. the Public Safety (PS) and Government Operations and Fiscal Policy (GO) Committees will meet jointly to get an update on the data migration needs for the courts. Those expected at the meeting include: Judy Rupp, Administrator, Montgomery County Circuit Court, Mike Knuppel, Public Safety Program Director, Department of Technology Services and Trevor Lobaugh, Office of Management and Budget. The Council staff report will be available on September 11.



State’s Attorney’s Office Digital Storage Needs

The PS and GO Committees will also receive an update on the digital storage needs for the State’s Attorney’s Office. Those expected at the meeting include: Lisa Russo, State’s Attorney’s Office of Montgomery County, Administration; Kevin Pugh, State’s Attorney’s Office of Montgomery County, Information Systems Support; Mike Knuppel, Public Safety Program Director, Department of Technology Services; and Trevor Lobaugh, Office of Management and Budget. The Council staff report will be available on September 11.